FORT WHITE: ALL BLOCK 76.

411-530, WD 1186-1344, DC 1187-2

CRB INVESTMENT PROPERTIES LLC
476 SW BARRS GLN
LAKE CITY, FL 32024

2027

00-00-00-14455-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Quality	05	05

DOR CODE 0800 MULTI-FAM <10

MAP NUM | MKT AREA 02

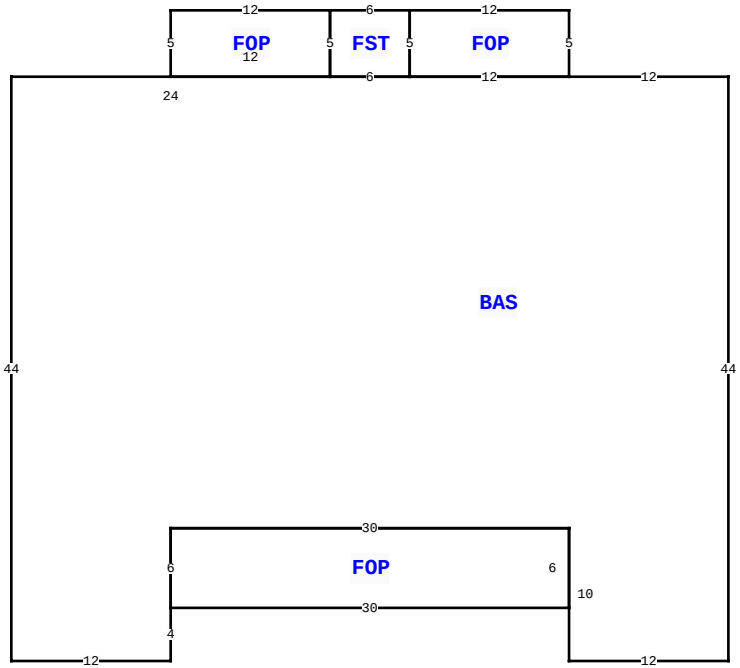
NEIGHBORHOOD/LOC 16.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100		2,076	201,447
FOP	60	30		18	1,747
FOP	60	30		18	1,747
FOP	180	30		54	5,240
FST	30	55		16	1,553
TOTALS	2,406			2,182	211,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
2700	03	2,182	118.6500	103.23	225,248	2020	2020	0	0	1	5.00	94.00

1 DUPLEX 0% - 2021 Heated Area: 2076 HX Base Yr



298 SW YULAN ST, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/20/2022 MLU
INC DATE | AG DATE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	424,631
TOTAL MARKET OB/XF VALUE	8,560
TOTAL LAND VALUE - MARKET	28,224
TOTAL MARKET VALUE	461,415
SOH/AGL Deduction	0
ASSESSED VALUE	461,415
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	461,415
TOTAL JUST VALUE	461,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	461,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050894	Roof Replacement	6,000	09/23/2024
40307	MULTIFAM	0	08/06/2020
39247	MULTIFAM	0	02/05/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/0571	2/14/2020	WD	U	V	11	100
GRANTOR: BARRS PLUMBING INC						
GRANTEE: CRB INVESTMENT PROP						
1387/1368	6/20/2019	WD	Q	V	01	24,000
GRANTOR: GERLAD WAYNE & CHARLO						
GRANTEE: BARRS PLUMBING INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 W12 W6 W24 S44 E12 N4 N6 E30 S10 E12 N44 $
FOP=[ORIG=-42,40] E30 N6 W30 S6 $
FOP=[ORIG=-12,0] N5 W12 S5 E12 $
FOP=[ORIG=-30,0] N5 W12 S5 E12 $
FST=[ORIG=-24,0] N5 W6 S5 E6 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	2,140.00	UT	2.00	2.00	100	2020	2020	3	100	4,280	
2	0166	CONC,PAVMT	0	0	0	0	2,140.00	UT	2.00	2.00	100	2021	2020		100	4,280	

LAND DESCRIPTION

TOTAL OB/XF 8,560

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		00	0.00	0.00	44,100.00	SF		1.00	1.00	0.80	0.80	0.64	28,224							

REVIEW DATE 10/07/2024 BY JS Total Acres: 1.01 Total Land Value: 28,224 Market: 0 Agricultural: 0 Common: 28,224 PRINTED 11/17/2026 BY SYS

FORT WHITE: ALL BLOCK 76.

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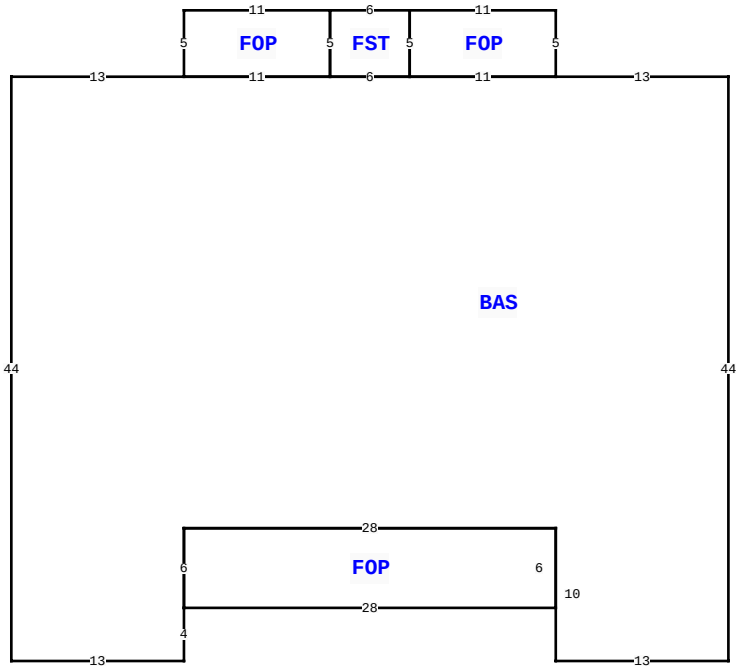
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Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,096	100		2,096	203,388
FOP	55	30		16	1,553
FOP	55	30		16	1,553
FOP	168	30		50	4,852
FST	30	55		16	1,553
TOTALS	2,404			2,194	212,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
2700	03	2,194	118.6500	103.23	226,487	2020	2020	0	0	1	5.00	94.00

2 DUPLEX 0% - 2021 Heated Area: 2096 HX Base Yr



298 SW YULAN ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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FOP=[ORIG=-30,0] N5 W11 S5 E11 $
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LAND DESCRIPTION

TOTAL OB/XF 0

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